



CITY OF COLUMBIA  
WORK SESSION AGENDA  
TUESDAY, AUGUST 4, 2015  
CITY HALL – 1737 MAIN STREET  
2<sup>nd</sup> FLOOR CONFERENCE ROOM

The Columbia City Council will conduct a Work Session on Tuesday, August 4, 2015 at 12:00 p.m. at City Hall, 1737 Main Street, Columbia, South Carolina.

**ROLL CALL**

**12:00 P.M. EXECUTIVE SESSION**

1. Receipt of legal advice which relates to a matter covered by attorney-client privilege
  - *Hotel litigation*
2. Discussion of negotiations incident to proposed contractual arrangements
  - *Vertical Development Opportunities within City Parking Garages*
  - *Parks and Recreation Department*
3. Discussion of negotiations incident to settlement of legal claims
  - *False arrest/imprisonment, malicious prosecution*
4. Discussion of employment of an employee
  - Utilities & Engineering Department

**1:00 P.M. CITY MANAGER'S REPORT**

**FINANCIAL REPORT**

5. [May 2015 Financial Report](#) – Ms. Jan Alonso, Finance Director

**CITY COUNCIL DISCUSSION/ACTION**

6. [Bull Street Overview / Infrastructure Needs and Funding Options](#) – Mr. Jeff Palen, Assistant City Manager for Financial & Economic Services and Mr. Gregory Tucker, Special Projects Administrator
7. Council Prioritization of General Capital Projects & Council Requested Projects for potential surplus funding allocations – Ms. Teresa Wilson, City Manager
8. [Structure of a Potential Hospitality Tax Bond](#) - Mr. Jeff Palen, Assistant City Manager for Financial & Economic Services
9. Cost Effectiveness of Issuing Debt Versus Pay-As-You-Go - Mr. Jeff Palen, Assistant City Manager for Financial & Economic Services

10. [Fiscal Year 2015/2016 Accommodations Tax and Hospitality Tax Funding Recommendations](#) – Ms. Libby Gober, Assistant to City Council

## **PRESENTATIONS**

11. [Play Ball Month Proclamation](#) – The Honorable Mayor Stephen K. Benjamin

## **CONSENT AGENDA**

Council is asked to approve the **Consent Agenda Items** 12 through 37.

### **CONSIDERATION OF BIDS & AGREEMENTS**

12. Council is asked to approve a [Professional Services Agreement between the City of Columbia and the River Alliance for Fiscal Year 2015/2016](#) in an amount not to exceed \$51,000.00. This organization is located in Columbia, SC. *Funding Source: Hospitality Tax Fund 2124313 (\$26,000) and 101111-638300 (\$25,000)*
13. Council is asked to approve an [Independent Contractor Agreement between the City of Columbia and Globe Mountain Partners, LLC](#) in the amount of \$66,300.00. This firm is located in Columbia, SC. *Funding Source: 1011107-636600*
14. Council is asked to approve an [Agreement for On-Call Engineering Services for Fiscal Year 2015/2016](#), as requested by the Utilities and Engineering Department. Award to the Dennis Corporation in an amount not to exceed \$50,000.00. This firm is located in Columbia, SC. *Funding Source: 5511706-WM424016 / SS720016-638305 – Note: The original budgeted amount for this project is \$50,000.00.*
15. Council is asked to approve an [Agreement for On-Call Civil Engineering Services for Fiscal Year 2015/2016](#), as requested by the Utilities and Engineering Department. Award to Civil Engineering, in an amount not to exceed \$50,000.00. This firm is located in Columbia, SC. *Funding Source: 5516205-SS727116-638305 – Note: The original budgeted amount for this project is \$50,000.00.*
16. Council is asked to approve an [Agreement for On-Call Engineering Services for Fiscal Year 2015/2016](#), as requested by the Utilities and Engineering Department. Award to Terracon Consultants, Inc., in an amount not to exceed \$70,000.00. This firm is located in Columbia, SC. *Funding Source: 5511706-SS734516-638305 – Note: The original budgeted amount for this project is \$70,000.00.*

17. Council is asked to approve [Change Order # 4 for Project WM4000; Lake Katherine Phase I](#), as requested by the Utilities and Engineering Department. Award to Carolina Tap and Bore, Inc., in the amount of \$72,120.00. This firm is located in West Columbia, SC. *Funding Source: \$6,290.00 will come from the owner's contingency allowance and \$65,830.00 will come from Fiscal Year 2015/2016 Unforeseen Projects WM4323 account. - **Note:** This is a Mentor Protégé Program Project and Northeast Backflow of Lugoff, SC (Protégé) will receive \$36,060.00 or 50% of the contract value. The original budgeted amount for this project is \$2,553,150.00 and the revised contract amount is \$2,763,848.00.*
18. Council is asked to approve an [Agreement for Engineering Services for Phase II of the Columbia Canal Embankment Project](#), as requested by the Utilities and Engineering Department. Award to Chao & Associates, a Local Business Enterprise in the amount of \$117,100.00. This firm is located in Columbia, SC. *Funding Source: 5516101-WM416703-638500 – **Note:** The original budgeted amount for this project is \$117,100.00.*
19. Council is asked to approve [Change Order #1 for Project SD8284; Phase I for Wellington Drive](#), as requested by the Utilities and Engineering Department. Award to Shady Grove Construction, LLC in the amount of \$122,550.00. This firm is located in Irmo, SC. *Funding Source: \$34,450 will come from the original budgeted project contingency allowance and \$88,100 will come from project SD8398 fiscal year 2014/2015 budget. – **Note:** This is a Mentor Protégé Program Project and 3G Construction of Columbia, SC (Protégé) will receive \$45,902.00 or 37.5% of the contract value. The original budgeted amount for this project is \$415,000.00 and the revised contract amount is \$518,334.50.*
20. Council is asked to ratify an [Emergency Procurement of Heating, Ventilation, and Air Conditioning \(HVAC\) and Plumbing Services](#) for the Police Evidence Storage Facility, as requested by the Support Services Division. Award to W.O. Blackstone in the amount of \$382,555.44. This vendor is located in Columbia, SC. *Funding Source: General Capital Project-Capital Project Costs, 4039999-658650 and Bluff Road Evidence and Storage-Capital Projects Costs, CP201501-658650*
21. Council is asked to approve [Contract Amendment #1 for Construction Upgrades to the Sumter Street Garage](#), as requested by the Utilities and Engineering Department. Award to Mashburn Construction Company in an amount not to exceed \$389,347.00. This firm is located in Columbia, SC. *Funding Source: Parking Fund Balance 532999-658650 – **Note:** The City of Columbia and Core Campus will split the cost of construction with each party contributing \$194,673.50 towards the project. Sub-consultant Tendon Systems of Suwanee, GA will provide structural enhancement services at \$218,455.00 or 56% of the contract value. The original budgeted amount for this project is \$450,000.00.*

22. Council is asked to approve an [Agreement for Professional Janitorial Services for Routine Maintenance](#), as requested by the Support Services Division. Award to Maid Over, LLC of Greenwood, SC in the amount of \$35,352.00; Zap Pro Cleaning Services, LLC of Winnsboro, SC, as a Local Business Enterprise in the amount of \$22,683.00; Goodwill Industries of Greenville, SC in the amount of \$182,447.00; and American Facility Services of Alpharetta, GA in the amount of \$319,704.00 for a total amount not to exceed \$560,186.00. *Funding Source: Fleet Services Maintenance & Service Contract, 6308971-638200; Parking Services Maintenance & Service Contract 5312501-638200; Support Services Maintenance & Services Contract 1011201-638200; Support Services Maintenance & Service Contract 5511219-638200; Police Maintenance & Service Contract 1012402-638200; Wastewater Treatment Plant-Maintenance & Service Contract 5516208-638200; and Water Canal Plant-Maintenance & Service Contract 5516206-638200 – **Note:** This contract is for a three (3) year term ending June 30, 2018 with an option to extend for two (2) additional one year terms. The price per lot is listed below.*

Lot	Building	Company	Monthly Cost
1	City Hall (1737 Main Street)	American Facility Services	\$3,280.00
2	Municipal Court (811 Washington Street)	Goodwill Industries	\$2,618.92
3	General Services Building (1924 Calhoun Street)	Goodwill Industries	\$743.13
4	Main Fire Station (includes 911) – 1800 Laurel Street	American Facility Services	\$2,985.00
5	Fire and Prevention (1800 Laurel Street)	Zap Pro Cleaning Services, LLC	\$634.52
6	Washington Square (1136 Washington Street)	American Facility Services	\$7,835.00
7	Police Training (1507, 1509 and 1511 Taylor Street)	Maid Over, LLC	\$1,040.00
8	Human Resources (1225 Lady Street)	American Facility Services	\$3,532.00
9	Employee Gym (1632 Hampton Street)	Zap Pro Cleaning Services, LLC	\$1,255.70
10	Main Police Headquarters (1-Justice Square)	American Facility Services	\$2,984.00
11	Metro Police District/Downtown (1600 Bull Street)	Goodwill Industries	\$561.89
12	Harbison Police West (372 Lake Murray Blvd)	Goodwill Industries	\$447.49
13	Police/East District (446 Spears Creek Church Road)	Goodwill Industries	\$468.82
14	Police/South District (2132 Devine Street)	Goodwill Industries	\$970.74
15	Police Metro Sub-District Midlands Shopping Center (2638 Two Notch Road)	Goodwill Industries	\$345.05
16	Luthern Survey/Eau Claire Town Hall/Police North District and City Collections (3905 Ensor Drive)	Goodwill Industries	\$1,298.37
17	Police/North Region (3905 Ensor Drive)	Goodwill Industries	\$359.55
18	Police/PACE Team (101 Harden Street, Suite 200)	Goodwill Industries	\$349.87
19	Police Canine (1042 Adeline Drive)	Goodwill Industries	\$457.18
20	Police Training Facility (900 Riverhill Circle)	Goodwill Industries	\$925.37
21.	Bus Shelters (15 locations)	Maid Over, LLC	\$1,906.00
22	Parking Services (820 Washington Street)	Goodwill Industries	\$547.91
23	Canal Water Plant Buildings; East Filter Building, West Filter Building Administrative Building (2 floors) Laboratory & Control Building (2 floors) Foyer & Bathroom of the Chemical Building (300 Laurel Street)	American Facility Services	\$2,071.00
24	Health Clinic (2012 Harden Street)	Goodwill Industries	\$383.06
25	Police Storage/Edivence (715 Bluff Road)	Goodwill Industries	\$1,533.95
26	Wastewater Treatment Plant Buildings (1200 Simmon Tree Lane)	Goodwill Industries	\$2,160.74
27	Receptive Station (1200 Simmon Tree Lane)	Goodwill Industries	\$345.56
28	Fleet Services (2910 Colonial Drive)	Goodwill Industries	\$740.27
29	Public Works (2910 Colonial Drive)	American Facility Services	\$3,955.00

23. Council is asked to approve the [Street Infrastructure Improvement Project for Fiscal Year 2015/2016](#), as requested by the Street Division. Award to Sloan Construction Company, the lowest responsive bidder in the amount of \$498,666.00. This vendor is located in Columbia, SC. *Funding Source: Streets & Sidewalk Repair/Paving & Asphalt Supplies; 1013201-623500 – Note: The original budgeted amount for this project is \$499,419.00.*

Streets	Cost
Pendleton St from Park to Assembly St	\$ 47,133.00
Pendleton St from Assembly St to Sumter St	\$ 75,234.00
Wayne St from Elmwood Ave to Richland St	\$ 63,793.00
Barhamville Rd	\$268,307.00
Helm St	\$ 9,488.00
Middleton Ct	\$ 33,056.00
OCP Insurance	\$ 1,655.00
Total	\$498,666.00

#### ORDINANCES – SECOND READING

24. [Ordinance No.: 2015-049](#) – Authorizing the City Manager to execute an Agreement to Sell and Purchase Real Estate between the City of Columbia and Pinnacle, Inc. for the purchase of 2725 Drayton Street, Richland County TMS #09119-12-02 – *First reading approval was given on July 21, 2015.*
25. [Ordinance No.: 2015-055](#) – An Ordinance to Authorize the Replacement of and Substitution for the Letter of Credit securing the \$81,860,000 Original Principal Amount City of Columbia, South Carolina, Waterworks and Sewer System Revenue Bonds, Series 2009, and to approve the form and terms of, and authorize the execution of, a Letter of Credit and Reimbursement Agreement, a Remarketing Agreement and a Tender Agent Agreement, and other Agreements as necessary or desirable; and to authorize the removal and appointment of Paying Agents, Registrars, Custodians, Tender Agents and Remarketing Agents for the Bonds, including the 2009 Bond; and other matters related thereto – *First reading approval was given on July 21, 2015. Note: This ordinance has been revised.*
26. [Ordinance No.: 2015-069](#) – Repealing Emergency Ordinance 2015-066 for the Temporary Ban of Weapons within a two hundred fifty (250') foot area surrounding the South Carolina State House Grounds – *First reading approval was given on July 21, 2015.*

## LAND USE MAP AMENDMENT – SECOND READING

27. **Land Use Element:** request to amend the City of Columbia Comprehensive Plan to update the Future Land Use Map to include recently annexed parcel at 954 Custer Street. – *First reading approval was given on July 21, 2015.*

Council District: 2  
Proposal: Amend Future Land Use Map of *The Columbia Plan: 2018* to include the property at 954 Custer Street in to the City of Columbia.  
Applicant: City of Columbia  
PC Recommendation: Approve (9-0); 06/01/15  
Staff Recommendation: Approve

**Ordinance No.: 2015-067** – Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 954 Custer Street, Richland County TMS #07305-06-03 annexed into the City of Columbia by Ordinance No.: 2015-047 – *First reading approval was given on July 21, 2015.*

## ZONING CONFIRMATION – SECOND READING

28. **954 Custer Street,** TMS#07305-06-03; confirm RS-1 (Single-Family Residential.) – *First reading approval was given on July 21, 2015.*

Council District: 2  
Proposal: Confirm C-3 zoning for recently annexed property  
Applicant: Aaron R. & Jennifer D. Bishop  
PC Recommendation: Approve (9-0); 06/01/15  
City Council Recommendation: Approve; 06/16/15 Annexation  
City Council Recommendation: Approve; 06/23/15 Interim Zoning  
Staff Recommendation: Approve

## ANNEXATIONS, COMPREHENSIVE PLAN MAP AMENDMENTS, & ZONING MAP AMENDMENTS – SECOND READING

29. **84 Hillmark Drive,** TMS#07216-04-04; request to annex, assign land use classification UEMR (Urban Edge Mixed Residential), and zone the property RS-1 (Single-Family Residential). The property is currently classified as Suburban and zoned RS-LD (Residential, Single- Family, Low Density) in Richland County. – *First reading approval was given on July 21, 2015.*

Council District: 2  
Proposal: Annex, assign land use classification UEMR, and zone the property RS-1  
Applicant: Herbert L. & Patsy B. Johnson  
PC Recommendation: Approve (9-0), 06/01/15  
Staff Recommendation: Annex, assign UEMR Land Use Classification, and RS-1 Zoning



[Ordinance No.: 2015-052](#) – Annexing and Incorporating 84 Hillmark Drive, Richland County TMS #072 16-04-04 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 – *First reading approval was given on July 21, 2015.*

30. [924 Brantley Street](#), TMS#07306-02-33; request to annex, assign land use classification UEMR (Urban Edge Mixed Residential), and zone the property RS-1 (Single-Family Residential). The property is currently classified as Suburban and zoned RS-LD (Residential, Single-Family, Low Density) in Richland County. – *First reading approval was given on July 21, 2015.*

Council District:

2

Proposal:

Annex, assign land use classification UEMR, and zone the property RS-1

Applicant:

Ann M. Barry

PC Recommendation:

Approve (9-0), 06/01/15

Staff Recommendation:

Annex, assign UEMR Land Use Classification, and RS-1 Zoning

[Ordinance No.: 2015-051](#) – Annexing and Incorporating 924 Brantley Street, Richland County TMS #07306-02-33 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 – *First reading approval was given on July 21, 2015.*

#### ZONING MAP AND TEXT AMENDMENTS – SECOND READING

31. [1525 Bull Street](#), TMS#11402-03-07; request to rezone from C-4, DD (Central Area Commercial, Design Development District) to C-4, DD, -DP (Central Area Commercial, Design Development District, Design Preservation). Amend Sec. 17-691 (c) to establish 1525 Bull Street as a Group II individual historic landmark in the City of Columbia. – *First reading approval was given on July 21, 2015.*

Council District:

2

Proposal:

Rezone parcel from C-4, DD to C-4, DD, DP and Amend Chapter 17 – Article V, Division 3 - §17-691 (c) to designate structure as a Group II Landmark

Applicant:

Krista Hampton, Director of Planning and Development Services

DDRC Recommendation:

Approve (6-0), 04/09/15 Landmark Status

PC Recommendation:

Approve (9-0), 06/01/15

Staff Recommendation:

Approve

32. [1707 Wayne Street](#), TMS#09010-11-13; request to rezone from RG-3, DD (Townhouse and High-Rise Residential, Design Development District) to RG-3, DD, -DP (Townhouse and High-Rise Residential, Design Development District, Design Preservation). Amend Sec. 17-691 (d) to establish 1707 Wayne Street as a Group III individual historic landmark in the City of Columbia. – *First reading approval was given on July 21, 2015.*
- Council District: 2
- Proposal: Rezone parcel from RG-3, DD to RG-3, DD, DP and Amend Chapter 17 – Article V, Division 3 - §17-691 (d) to designate structure as a Group III Landmark
- Applicant: Kristen Puckett & Ian Scholl, Property Owners
- DDRC Recommendation: Approve (6-0), 05/14/15 Landmark Status
- PC Recommendation: Approve (9-0), 06/01/15
- Staff Recommendation: Approve
33. [1501 Lady Street](#), TMS# 11402-12-14(p); request to rezone from C-4, DD (Central Area Commercial, Design Development District) to C-4, DD, -DP (Central Area Commercial, Design Development District , Design Preservation). Amend Sec. 17-691 (c) to establish 1501 Lady Street as a Group II individual historic landmark in the City of Columbia. – *First reading approval was given on July 21, 2015.*
- Council District: 2
- Proposal: Rezone parcel from C-4, DD to C-4, DD, DP and Amend Chapter 17 – Article V, Division 3 - §17-691 (d) to designate structure as a Group II Landmark
- Applicant: Krista Hampton, Director of Planning and Development Services
- DDRC Recommendation: Approve (6-0), 05/14/15 Landmark Status
- PC Recommendation: Approve (9-0), 06/01/15
- Staff Recommendation: Approve

#### TEXT AMENDMENT – SECOND READING

34. [Ordinance No.: 2015-050](#) – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691 Buildings and sites list, (c), to add 1525 Bull Street, TMS#11402-03-07, ~~2150 Harden Street~~, Parker Annex Building, TMS#11501-01-01(p) and 1501 Lady Street, TMS# 11402-12-14(p) and (d) to add 1707 Wayne Street, TMS# 09010-11-13 – *First reading approval was given on July 21, 2015.*



## EVENT RESOLUTIONS

35. [Resolution No.: R-2015-065](#) – Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Contemporaries Oktoberfest on Thursday, September 17, 2015
36. [Resolution No.: R-2015-059](#) – Authorizing consumption of beer and wine beverages only at the Soda City Friends Dinner on the Gervais Street Bridge on October 18, 2015
37. [Resolution No.: R-2015-072](#) – Authorizing consumption of beer and wine only at "2015 Year of the Shag Celebration of South Carolina State Dance on Main Street" at Soda City on September 5, 2015

## **END CONSENT AGENDA**

## ORDINANCES – FIRST READING

38. [Ordinance No.: 2015-048](#) – Amending the "Retiree Participation Requirements"
39. [Ordinance No.: 2015-075](#) – Authorizing the City Manager to execute a License Agreement between the City of Columbia and Hallmark Homes International, Inc. for the Lease of Unreserved parking spaces in the Lady Street Parking Garage and Washington Street Parking Garage

## RESOLUTIONS

40. [Resolution No.: R-2015-056](#) – Authorizing the City Manager and Fire Chief to execute an Automatic Aid Agreement for Fire Protection and Other Emergency Services between the City of West Columbia Fire Department and City of Columbia Fire Department
41. [Resolution No.: R-2015-066](#) – Authorizing the extension date for the repayment of the collateral loan issued to Wateree Community Actions, Inc. by the Office of Business Opportunities

## APPOINTMENTS

42. [Citizens Advisory Council for the Columbia Police Department](#)  
Council is asked to approve the appointment of ten (10) individuals to the Citizens Advisory Council for the Columbia Police Department.
43. [Midlands Authority for Conventions, Sports and Tourism](#)  
Council is asked to appoint one (1) individual to represent the lodging industry to the Midlands Authority for Conventions, Sports and Tourism board.
44. Composition of the Animal Services Blue Ribbon Committee

Meeting Dates	Type of Meeting	Meeting Times
August 4, 2015	<b>Work Session</b>	12:00 p.m.
	<i>City Hall – 1737 Main Street – 2<sup>nd</sup> Floor Conference Room</i>	
August 18, 2015	<b>Work Session</b>	2:00 p.m.
	<i>City Hall – 1737 Main Street – 2<sup>nd</sup> Floor Conference Room</i>	
	<b>Council Meeting / Public Hearings</b>	6:00 p.m.
	<i>City Hall – 1737 Main Street – Council Chambers – 3<sup>rd</sup> Floor</i>	